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6 Attorneys for Chapter 7 Trustee,
ARTURO M. CISNEROS
7
8

9 UNITED STATES BANKRUPTCY COURT
10 CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION

11 In re
12 SHAMICKA LAWRENCE,
13 Debtor.
14
15

Case No. 6:23-bk-15163-WJ

Chapter 7

NOTICE OF CHAPTER 7 TRUSTEE'S
MOTION FOR ORDER COMPELLING
DEBTOR AND ANY OTHER OCCUPANTS
TO VACATE AND TURN OVER REAL
PROPERTY AND AUTHORIZING
ISSUANCE OF WRIT OF ASSISTANCE

Date: April 30, 2024
Time: 1:00 p.m.
Ctm: 304
Location: 3420 Twelfth Street
Riverside, CA 92501

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20 TO THE HONORABLE WAYNE JOHNSON, UNITED STATES BANKRUPTCY JUDGE, THE
21 OFFICE OF THE UNITED STATES TRUSTEE AND ALL INTERESTED PARTIES:

22 PLEASE TAKE NOTICE that on April 23, 2024, at 1:00 p.m., in Courtroom 304, in the
23 above-entitled court, before the Honorable Wayne Johnson, Arturo M. Cisneros, in his capacity as
24 Chapter 7 Trustee ("Trustee") of the Bankruptcy Estate ("Estate") of Shamicka Lawrence
25 ("Debtor"), will move the Court regarding a motion ("Motion") seeking an order compelling
26 turnover of the residential real property commonly known as 11364 Estates Court, Riverside,
27 California 92503 APN: 136-050-035 ("Property"). The Trustee is not confident that Debtor will
28 timely vacate the Property, given Debtor's substantial undervaluation of the Property in her

1 schedules, and claimed homestead exemption equal to approximately half of the scheduled value of
2 the Property. Trustee requires an enforceable order granting possession as to the Debtor in order to
3 give assurances to a future buyer that possession of the Property can be delivered to a buyer upon the
4 close of escrow.

5 The Motion is based upon this Notice, the Declaration of Arturo M. Cisneros, memorandum
6 of points and authorities, the pleadings and files in the Debtor's bankruptcy case, and upon such
7 further oral and documentary evidence as may be presented to the Court. If you do not oppose the
8 motion described above, then you need take no further action.

9 PLEASE TAKE FURTHER NOTICE that any opposition or other responsive pleadings must
10 be in the form as required by Rules 9013-1(f) and (o) of the Local Bankruptcy Rules and filed with
11 the Clerk of the above-entitled Court no later than fourteen days (14) prior to the hearing on the
12 Motion. You must also serve a copy of your objection upon D. Edward Hays and Tinho Mang no
13 later than fourteen (14) days prior to the date of the hearing on the Motion at the mailing address
14 indicated in the upper left corner of the first page of this motion, and upon the Office of the United
15 States Trustee at 3801 University Ave., Suite 720, Riverside, CA 92501. Any failure to timely file
16 and serve an opposition may result in a waiver of any such opposition and the Court may enter an
17 order granting the motion without further notice.

18
19 DATED: April 9, 2024

MARSHACK HAYS WOOD LLP

20
21 By: /s/ Tinho Mang
22 D. EDWARD HAYS
23 TINHO MANG
24 Attorneys for Arturo M. Cisneros,
25 Chapter 7 Trustee for the Bankruptcy Estate of
26 Shamicka Lawrence
27
28

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **NOTICE OF CHAPTER 7 TRUSTEE'S MOTION FOR ORDER COMPELLING DEBTOR AND ANY OTHER OCCUPANTS TO VACATE AND TURN OVER REAL PROPERTY AND AUTHORIZING ISSUANCE OF WRIT OF ASSISTANCE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **April 9, 2024**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **April 9, 2024**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **April 9, 2024**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA OVERNIGHT MAIL

HONORABLE WAYNE JOHNSON
UNITED STATES BANKRUPTCY COURT
3420 Twelfth Street, Suite 384 / Courtroom 304
Riverside, CA 92501-3819

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 9, 2024
Date

Chanel Mendoza
Printed Name

/s/ Chanel Mendoza
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **TRUSTEE: Arturo Cisneros (TR)** amctrustee@mclaw.org, acisneros@iq7technology.com;ecf.alert+Cisneros@titlexi.com
- **INTERESTED PARTY COURTESY NEF: Alan W Forsley** alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy@flpllp.com
- **INTERESTED PARTY COURTESY NEF: Thomas M Geher** tmg@jmbm.com, bt@jmbm.com;tmg@ecf.courtdrive.com
- **ATTORNEY FOR INTERESTED PARTY MESSAGE ENFY FRANCHISING: Eric D Goldberg** eric.goldberg@dlapiper.com, eric-goldberg-1103@ecf.pacerpro.com
- **ATTORNEY FOR TRUSTEE: D Edward Hays** ehays@marshackhays.com, ehays@ecf.courtdrive.com;alinare@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR DEBTOR: Marc A Lieberman** marc.lieberman@flpllp.com, safa.saleem@flpllp.com,addy@flpllp.com
- **ATTORNEY FOR TRUSTEE: Tinho Mang** tmang@marshackhays.com, tmang@ecf.courtdrive.com;alinare@ecf.courtdrive.com;cmendoza@ecf.courtdrive.com
- **U.S. TRUSTEE: United States Trustee (RS)** ustpregion16.rs.ecf@usdoj.gov

2. SERVED BY UNITED STATES MAIL: continued:

DEBTOR

SHAMICKA LAWRENCE
11364 ESTATES COURT
RIVERSIDE, CA 92503-0639

INTERESTED PARTY

ALL OCCUPANTS AND/OR TENANTS
OCCUPYING THE REAL PROPERTY
AT:
11364 ESTATES COURT
RIVERSIDE, CA 92503-0639

SECURED CREDITOR

MERCEDES - BENZ FINANCIAL
SERVICES
ATTN: BANKRUPTCY
PO BOX 685
ROANOKE, TX 76262-0685

SECURED CREDITOR

US BANK
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
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CINCINNATI, OH 45201-5229

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17245 LUVERNE PL
ENCINO, CA 91316-3933

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14652-8 VENTURA, LLC
ATTN: ROW ZADEH
14652 VENTURA BLVD
LOS ANGELES, CA 91403-3686

CREDITOR

ADT
ATTN: BANKRUPTCY
1501 W YAMATO RD
BOCA RATON, FL 33431-4438

CREDITOR

AMERICAN EXPRESS
C/O BECKET AND LEE
PO BOX 3001
MALVERN, PA 19355-0701

CREDITOR / POC ADDRESS

AMERICAN EXPRESS NATIONAL
BANK
C/O BECKET AND LEE

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215
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25134 RYE CANYON LOOP, #300
VALENCIA, CA 91355-5031

CREDITOR

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ATTN: DALE DONOHOE
28338 CONSTELLATION ROAD, SUITE
900
VALENCIA, CA 91355-5098

CREDITOR

CAPITAL ONE
ATTN: BANKRUPTCY DEPARTMENT
PO BOX 5155
NORCROSS, GA 30091

CREDITOR

CAPITAL ONE
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PO BOX 30285
SALT LAKE CITY, UT 84130-0285

CREDITOR

CAPITAL ONE / NEIMAN MARCUS /
BERGDORF GOODMAN
ATTN: BANKRUPTCY
PO BOX 30285
SALT LAKE CITY, UT 84130-0285

CREDITOR / POC ADDRESS

CAPITAL ONE N.A.
BY AMERICAN INFOSOURCE AS
AGENT
PO BOX 71083
CHARLOTTE, NC 28272-1083

CREDITOR

CHASE CARD SERVICES
ATTN: BANKRUPTCY
PO BOX 15298
WILMINGTON, DE 19850

CREDITOR

CITY OF LOS ANGELES, OFFICE OF
FINANCE
PO BOX 53233
LOS ANGELES, CA 90053-0233

CREDITOR

CITY OF LOS ANGELES, OFFICE OF
FINANCE
200 N SPRING ST, RM 101, CITY
HALL
LOS ANGELES, CA 90012-3224

CREDITOR

CITY OF VENTURA
BUSINESS TAX OFFICE
501 POLI ST, RM 107
VENTURA, CA 93001-2632

CREDITOR

COUNTY OF LOS ANGELES
DEPARTMENT OF TREASURER & TAX
COLLECTOR
PO BOX 514818
LOS ANGELES, CA 90051-4818

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C/O KENNETH J FREED, ESQ
LAW OFFICES OF KENNETH J.
FREED
14226 VENTURA BLVD
SHERMAN OAKS, CA 91423-2715

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LAW OFFICES OF KENNETH J.
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ATTN: BRIAN HO
3808 GRAND AVE, SUITE B
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4016 GRAND AVE, SUITE B
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BOWER & ASSOCIATES, APLC
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BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE, FLOOR 01
MONROE LA 71203-4774

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S/B/M/T CHASE BANK USA NA
C/O ROBERTSON, ANSCHUTZ,
SCHNEID & CRANE LLP
6409 CONGRESS AVENUE, SUITE
100
BOCA RATON, FL 33487

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SCOTTSDALE, AZ 85260-2660

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PO BOX 3000
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SEATTLE, WA 98124-3953

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MERINO YEBRI LLP
1925 CENTURY PARK EAST, SUITE
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SIRIA AMADOR
C/O NICK BADII, ESQ
LAWYERS FOR EMPLOYEE &
CONSUMER RIGHTS APC
3500 W OLIVE AVE, 3RD FLOOR
BURBANK, CA 91505-4628

CREDITOR

SMALL BUSINESS ADMINISTRATION
409 3RD STREET SW
WASHINGTON, DC 20024-3212

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MONTEREY PARK, CA 91754-0932

CREDITOR

THE COLLECTION AT RIVERPARK
C/O CENTERCAL PROPERTIES,
LLC
2751 PARK VIEW COURT, SUITE
261
OXNARD, CA 93036-5451

CREDITOR / POC ADDRESS

U.S. SMALL BUSINESS
ADMINISTRATION / CESC
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OTHER AGENT AUTHORIZED BY
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14925 KINGSPOUR ROAD
FT WORTH, TX 76155

CO-DEBTOR

5077 LANKERSHIM HEALTH
ASSOCIATES, LLC
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OTHER AGENT AUTHORIZED BY
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11801 PIERCE ST, SUITE 200
RIVERSIDE, CA 92505-4400

CO-DEBTOR

COASTAL MASSAGE OXNARD,
INC.
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GENERAL AGENT, OR TO ANY
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11801 PIERCE ST, SUITE 200
RIVERSIDE, CA 92505-4400

CREDITOR

SPECTRIO
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PO BOX 890271
CHARLOTTE, NC 28289-0271

CREDITOR

THE DARVISH FIRM, APC
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APPOINTMENT OR LAW TO RECEIVE
SERVICE OF PROCESS
12424 WILSHIRE BOULEVARD, SUITE
1115
LOS ANGELES, CA 90025-1071

CREDITOR

VENTURA COUNTY TAX COLLECTOR
800 S VICTORIA AVE
VENTURA, CA 93009-0002

CO-DEBTOR

BEAUTIFUL GIRLS, LLC
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RIVERSIDE, CA 92505-4400

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RIVERSIDE, CA 92505-4400

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410 S JUANITA AVENUE
REDONDO BEACH, CA 90277-3824

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THE DARVISH FIRM, APC
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GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE OF PROCESS
10990 WILSHIRE BLVD., SUITE 800
LOS ANGELES, CA 90024

CREDITOR

WORLD PAY MERCHANT SERVICES
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
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PO BOX 639726
CINCINNATI, OH 45263-9726

CO-DEBTOR

COASTAL MASSAGE CHANNEL
ISLANDS HARBOR, INC.
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OTHER AGENT AUTHORIZED BY
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JOYFULLY GIFTED, INC.
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RIVERSIDE, CA 92505-4400

CO-DEBTOR

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RIVERSIDE, CA 92505-4400

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RIVERSIDE, CA 92505-5191

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OTHER AGENT AUTHORIZED BY
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4855-3266-7059